

Available for Lease

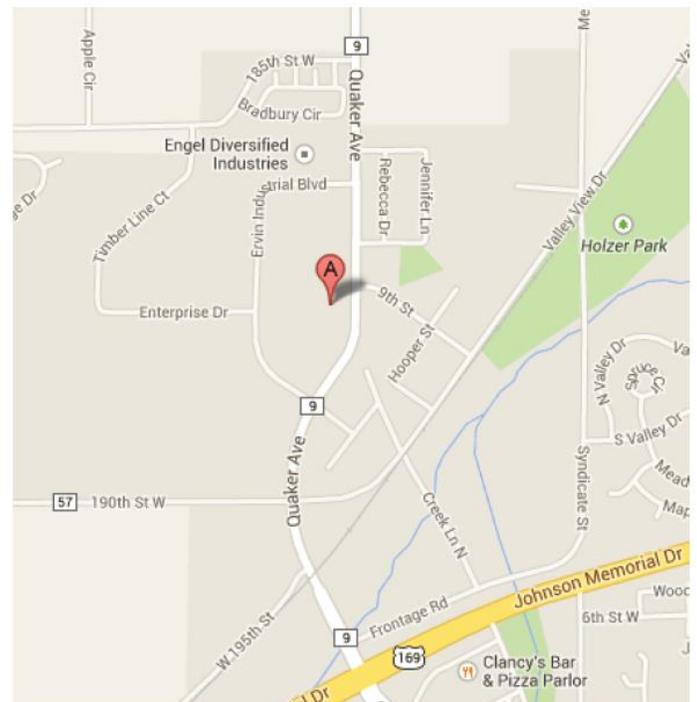


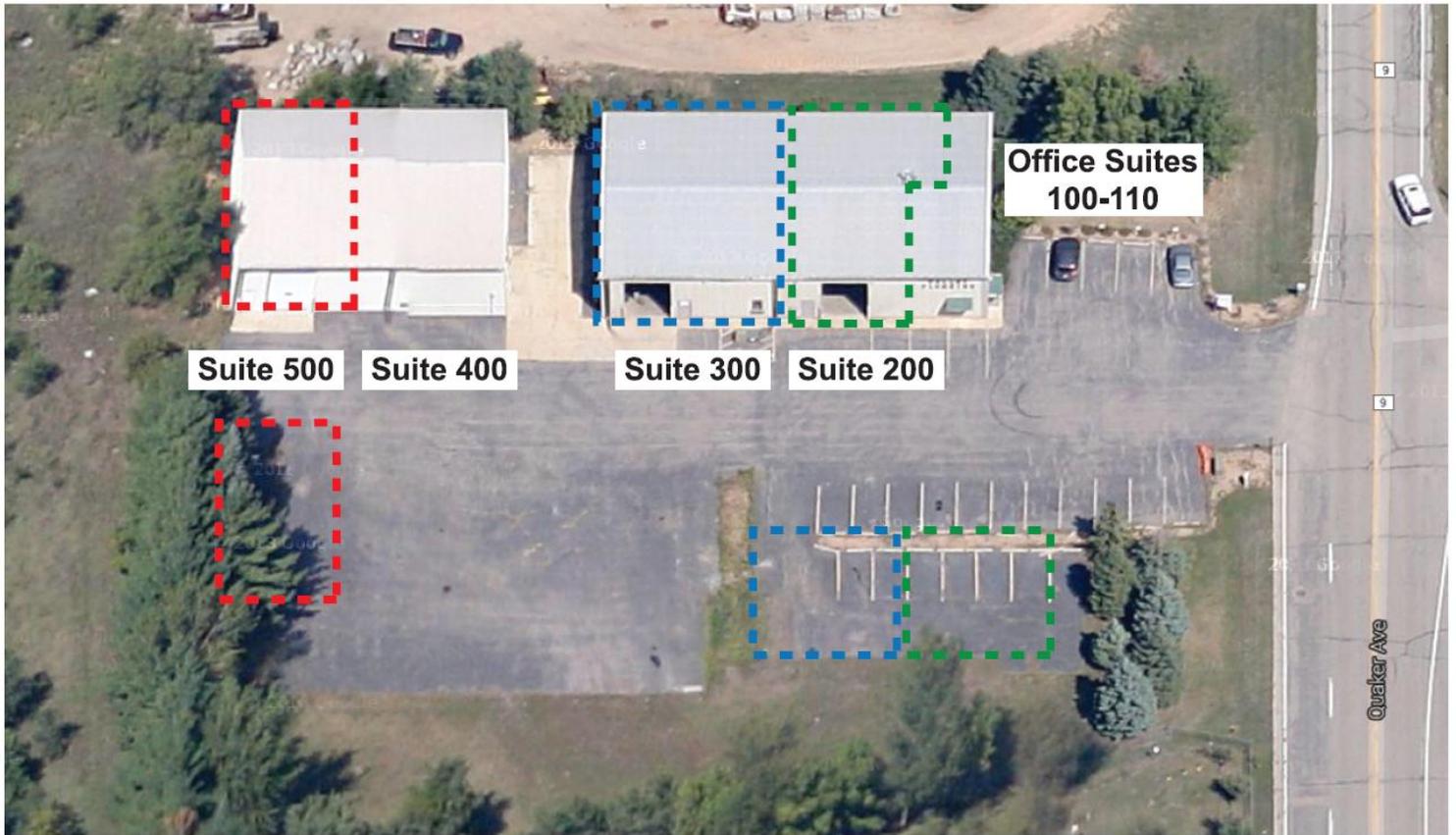
**12,005 Square Feet
Office/Warehouse
Valley Plumbing Building
860 Quaker Avenue
Jordan, MN**

Highlights:

- 2 Separate Buildings
Building A: 7,525 sf.
Building B: 4,480 sf.
- Can divide into 4/5 units
- Large, paved parking lot
- Heavy power
- Zoned Industrial
- Outside Storage

Contact:
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River Valley Investment, LLC.
PO Box 56
Jordan, MN 55352

Address: 860 Quaker Avenue
Jordan, MN

Lot Size: 1.87 acres (81,457 sq. ft.)

Zoning: Industrial I-2

Building Age:
Building A: 1980
Building B: 1999

Gross Building Areas:
Building A:
Office First Floor: 1,700 sq. ft.
Office Second Floor: 1,525 sq. ft.
Warehouse: 4,300 sq. ft.
Gross Building Area: 7,525 sq. ft.

Building B:
Warehouse: 4,480 sq. ft.

Total Both Buildings: 12,005 sq. ft.

Ceilings Heights:
Building A: 19' middle, 16.5' sides
Building B: 16' clear

Drive In Doors:
Building A: 2-12' w x 14' h
Building B: 2-12' w x 14' h

Power:
Building A: 2 x 200 amps, 3 phase, 480 volts, welder outlets
Building B: 1 x 150 amps, 3 phase, 240 volts, welder outlets

HVAC:
Building A: Central air and heat for office areas. Ceiling hung gas unit heaters for warehouse.
Building B: Ceiling hung gas heating units. No AC

Floor Drains: Available in Building A&B



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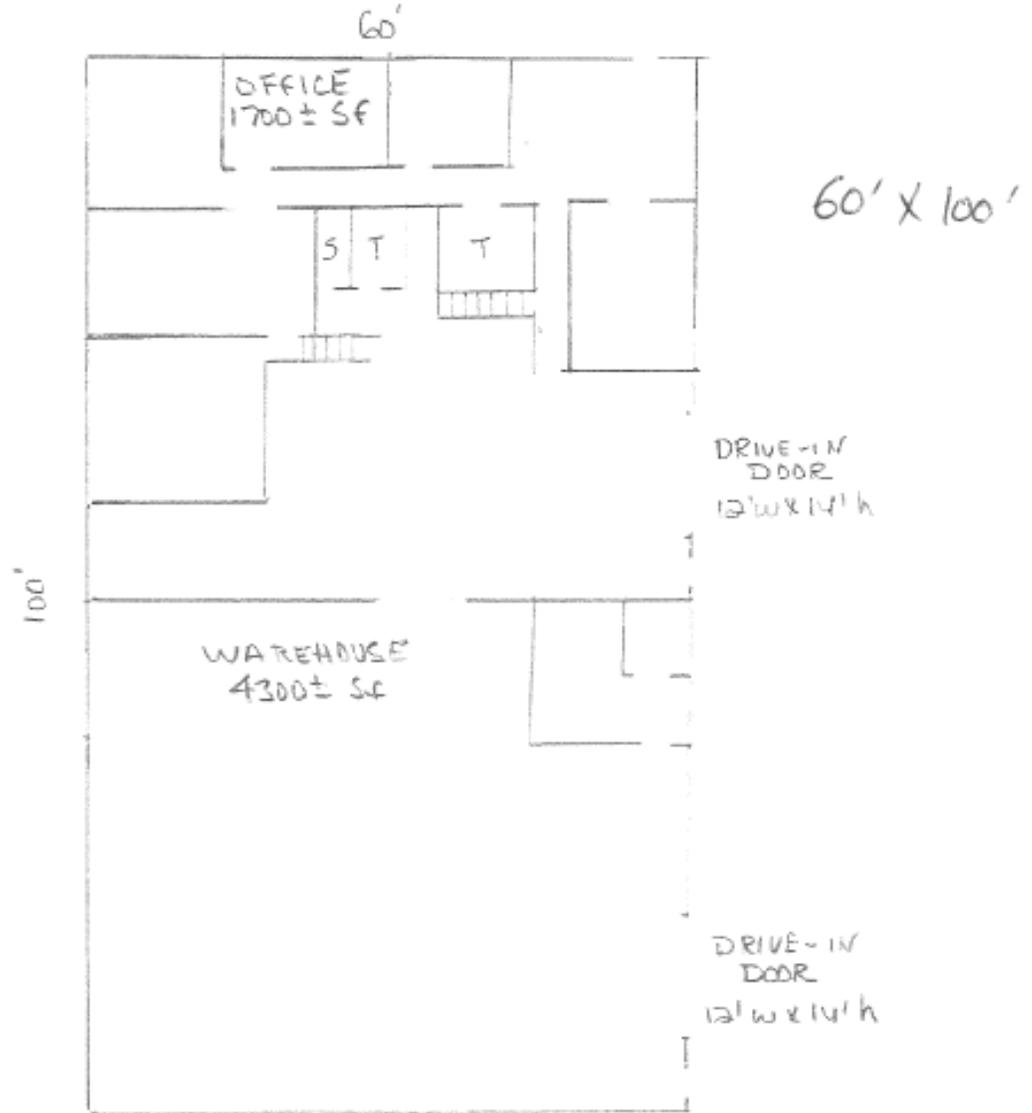
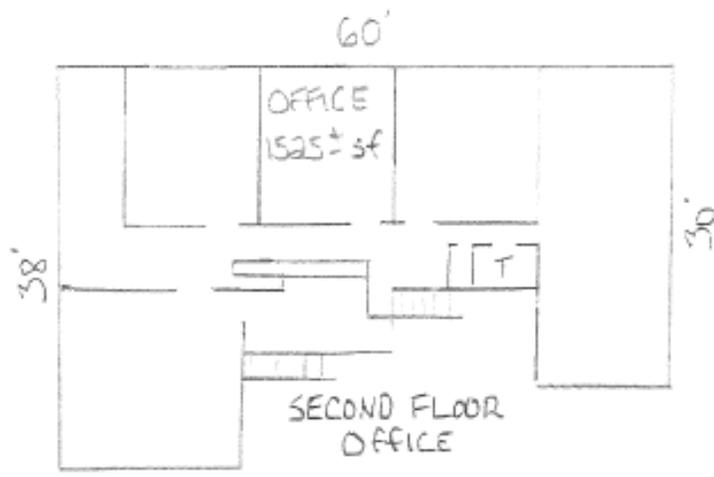
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| <u>Gross Rent</u> | <u>SF</u> | <u>Rent/ Month</u> |
|---|-----------|--------------------|
| Ste. 200 24x60, w/ 400Sf Office w/50x50 outside | 1840 | \$ 1,600.00 |
| Ste. 300 50 x 60 w/50x50 outside | 3000 | \$ 2,300.00 |
| Ste. 400 50 x 56 | 2800 | \$ 2,000.00 |
| Ste. 500 30 x 56 w/50x50 outside | 1680 | \$ 1,500.00 |
| More Office Spaces are available (100 Suites) | | Call for showing |
| More Outside Storage options available | | Call for showing |

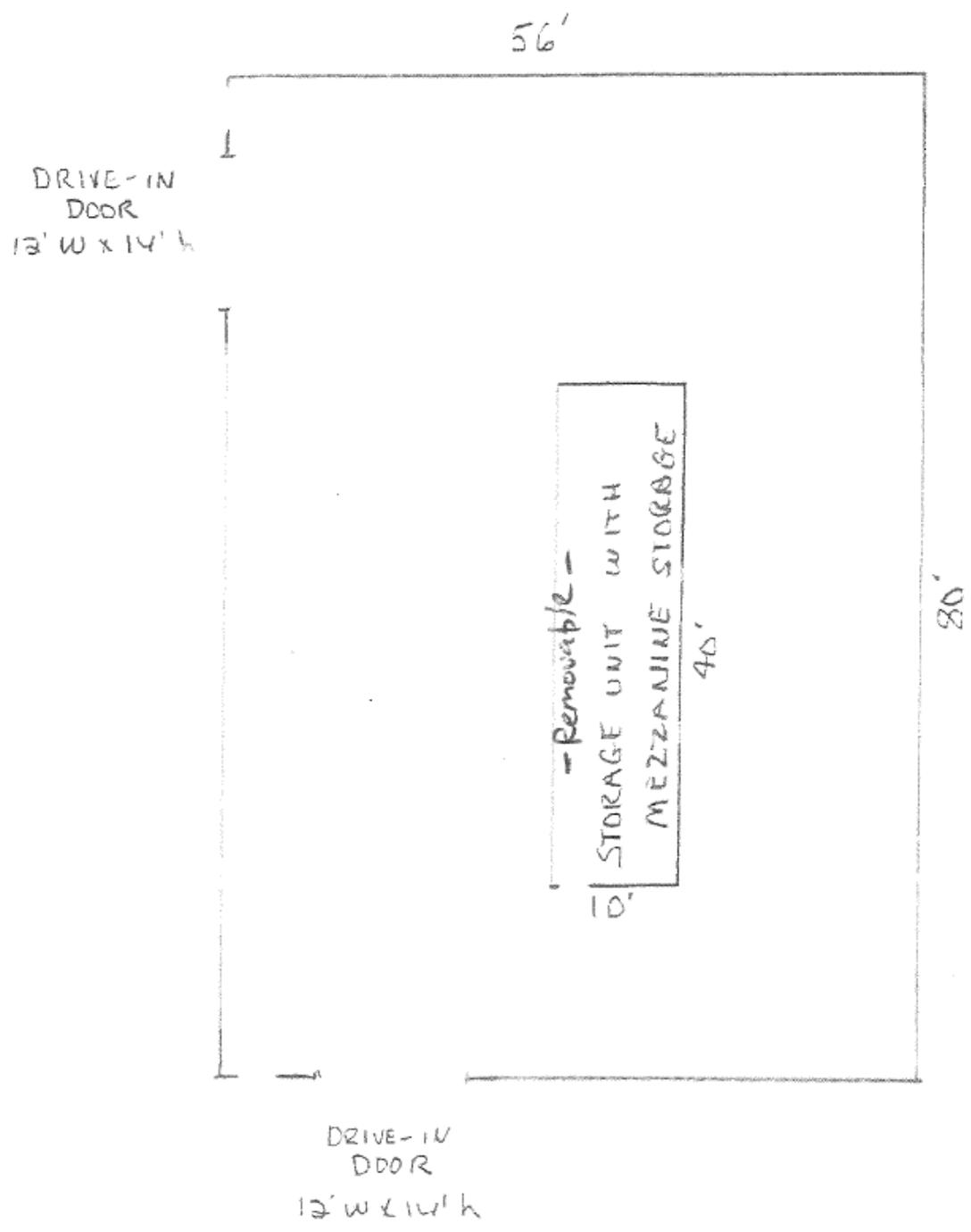
Rent includes Lawn, Snow & Property Taxes

Tenant pays own utilities and insurance

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BUILDING A
7525 ± sf.



BUILDING B
4480 SF.

